LOT 18
IN OR 1411/174
HERON ISLES PHASE #1 PB 7/40

PACIUS WOINA
96002 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

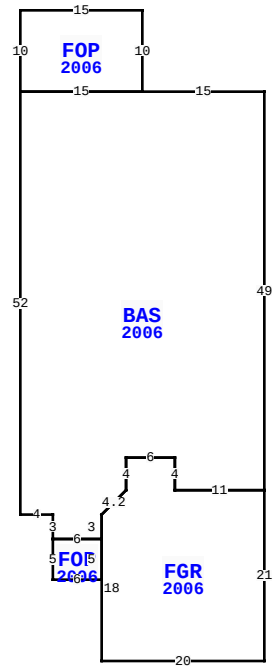
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	2006	1,499	155,405
FGR	440	55	2006	242	25,088
FOP	30	30	2006	9	933
FOP	150	30	2006	45	4,665
TOTALS	2,119			1,795	186,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	108.9000	114.34	205,240	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2007 Heated Area: 1499 HX Base Yr 2007



96002 STARLIGHT LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,091
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,171
SOH/AGL Deduction		117,759
ASSESSED VALUE		136,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,001
TOTAL JUST VALUE		254,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105554	ROOF	15,000	05/03/2021
B26083	ADDITION	800	05/01/2012
M11061	H/AC	0	04/28/2006
E16591	NEW CONSTR	1,950	04/28/2006
P10363	NEW CONSTR	0	04/28/2006
M11061	H/AC	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0174	5/10/2006	WD	Q	I		191,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PACIUS WOINA						
1341/1484	8/15/2005	WD	U	V	19	328,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N49 W15 FOP=[YR=2006] N10 W15 S10 E15$W15 S52 E4 S3 FOP=[YR=2006] S5 E6 N5 W6$ E6N3 U3 R3 N4 E6 S4 E11$W11 N4 W6 S4 D3 L3 S18 E20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS